



Town of Arlington, Massachusetts
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Building Committee Minutes 08-08-2000

TUESDAY, AUGUST 8, 2000

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Donald Marquis
 Richard Bento Charles Stretton
 Thomas Caccavaro Martin Thrope

ABSENT: Robert Juusola

PARTICIPANTS: Dick Madonia, Project Manager
 Richard O'Dwyer, ICON Architecture
 Gene Kingman, Robert W. Sullivan, Inc. Consulting Engineers
 Meredith Strout, DRA

CALL TO ORDER: 7:30 p.m.

BISHOP SCHOOL UPDATE – D. MADONIA/R. O'DWYER

- The ceiling tile is completed. The floor tile is completed. The base is done.
- The painting is completed except for the punch list items.
- The toilet accessories are on the site.
- The gymnasium is done. The gymnasium bleachers have been installed.
- The stage curtain has been installed.
- The hot water heater has been completed and inspected.
- The chimney flue liner has been assembled. They will get it up tomorrow.
- The marker and tack boards are 75% done.
- Hardware is still being installed in different areas.
- The final elevator inspection will be held on August 14th.
- The furniture has been coming in. The cabinets arrived yesterday.
- The final punch list is set for August 15th.

Mr. Madonia and Mr. O'Dwyer felt that things were in good shape, and it was hoped that it would be smooth going for approval by the building inspector.

Sewer/Storm Drain Credit Issue

Mr. King presented a detailed report of the sewer and storm drain issue to the committee. Because the committee was just seeing this report for the first time, the issue was tabled pending a review by Mr. Caccavaro and Mr. Bento.

BISHOP PAY APPLICATION

On a **MOTION** by Mr. Shea and seconded by Mr. Stretton, it was **VOTED** to **approve Application No. 26 to Casby Brothers Construction as submitted in the amount of \$121,661.00 for the Bishop School project.** ROLL CALL VOTE: Unanimous

HARDY SCHOOL – R. O'DWYER

- In response to the architect's request for direction for a new landscape plan for the Hardy, the committee requested that he bring the issue up again during the first part of next year.
- The asbestos abatement is on-going.
- A cost proposal of \$100,000 to install a new roof on the older portion of the building was provided by the roofing contractor. The architect said that he was not convinced that a new roof was necessary and suggested that a company like Thompson & Lichtner be called in to evaluate the condition of the roof. Ms. Donovan noted that the roof was installed in 1986 and has approximately 27 patches. She was told by Building Maintenance Supervisor, Mr. William Ceurvels, that it was an absolute necessity that the roof be replaced. The architect indicated that the roof on the newer building section was installed in the early 90's, and the warranty covers that roof through 2003. The architect said that it would be possible to extend the warranty if the roof was inspected and upgraded. As directed by the committee, Mr. O'Dwyer will request a proposal on the condition of the roof on the older section of the building from Thompson & Lichtner. He will also inquire about the possibility of an extended warranty for the roof on the newer section of the building and what will be needed to do that.
- A building schedule was distributed to the committee.

HARDY PAY APPLICATION

On a **MOTION** by Mr. Stretton and seconded by Ms. Donovan, it was VOTED to **approve Pay Application No. 13 to Bonfatti Construction in the amount of \$243,987.55**. ROLL CALL VOTE: Unanimous

HARDY UPDATE

Asbestos Removal - In order to make sure there was no asbestos above them, Mr. Madonia ordered the removal of almost 15,000 feet of ceilings metal that was thought to be plaster. Mr. Madonia felt that it was crucial to make this decision (even though he is only authorized to make decisions up to \$5,000 without the committee's approval) to do the removal now before coming out of containment rather than having to go into containment again. (Mr. Caccavaro who has been in attendance at the job meetings concurred with this decision.) It is hoped that the cost will be close to \$12-13,000 when combined with a credit due in the attic area of \$10-15,000. The time spent to do the removal is being closely monitored, and the architect was asked to have the hygienist on the job every day. It appears that the asbestos removal will take 3-4 weeks more, possibly longer.

In terms of policy, it was Mr. Shea's opinion that the committee should be consulted before a decision is made by the Project Manager to authorize additional spending which exceeds the \$5,000 limit previously determined by a vote of the committee. He felt it would be appropriate that the committee vote on the issue. The Chairman proposed that Mr. Madonia continue under the current guidelines established by the committee and that Mr. Caccavaro continue to attend the job site meetings as a representative of the committee.

Sewer Issue – According to the engineer, Mr. Kingman, there is an issue which prohibits making the connection to the storm drains in the street from the Hardy building. There are two options being reviewed as proposals for correction to be provided to the contractor. Mr. Kingman and Mr. Madonia will come back to the committee with the corrections and the price of each option.

Tile/Casework/Window Issues

- Mr. Caccavaro proposed that the committee provide Mr. O'Dwyer with direction regarding the green tile wainscoting on the walls. The existing tile is not currently slated to be replaced and will require much patching during the course of renovation.
 - The bookshelves and the cabinets are in poor condition.
 - Only 7 windows are currently planned to be replaced. Some of the windows do not open.
- The Chairman will speak to Mr. O'Dwyer about the first two items. Discussion on the windows will be put on hold until after the building is out of containment.

PEIRCE SCHOOL PROJECT – M. STROUT

An updated list of construction reduction possibilities for Peirce was distributed by Ms. Strout. This list incorporated items reviewed and discussed previously by the PTBC Subcommittee on Peirce School cost reductions. Of the items that have been accepted as reductions (a total of \$1,067,000), there still remains a total of 1.36 million dollars above budget. At Ms. Strout's suggestion, the committee reviewed each of the items which were listed as either "alternate" or "hold." After much discussion, the committee decided to hold any action on items listed in the "alternate" or "hold" columns and to vote only for those items listed in the "yes" column and for No. 17 *Reduce Lighting Fixture Quality*.

On a **MOTION** by Mr. Shea and seconded by Mr. Donovan, it was VOTED to **accept the recommendations of the Subcommittee and DRA as submitted by DRA tonight for the total amount of \$977,900.00 plus No. 17 (Reduce Lighting Fixture Quality) at a value of \$25,000.00**. ROLL CALL VOTE: Unanimous

Ms. Strout will furnish samples and photos of building block materials for the meeting of September 5th, as well as examples of metal shelving.

GENERAL DISCUSSION – SCHOOL PROJECTS

The Chairman said that he had asked Ms. Strout to look at the Dallin project and come back to the committee with options for the gross size of the school building. During discussion about the mounting costs associated with the remaining school projects, it was agreed that the size of the buildings was not the responsibility of the Building Committee and should be assigned to the School Committee.

A **MOTION** was made by Mr. Cole and seconded by Mr. Shea to ask Mr. Thrope, as the representative of the PTBC to the Arlington School Committee, to take up the issue of the total capacity of the school system being built with the School Committee and ask them to give this committee some direction. The Motion was **AMENDED** that, through Mr. Thrope as the representative of the PTBC, the PTBC would convey to the Chairman of the School Committee that there is a budget problem and that the PTBC would like the School Committee to revisit the size of the four remaining schools. VOTE: Unanimous

Stratton/Thompson School Projects

On a **MOTION** by Mr. Shea and seconded, it was VOTED to **ask the School Committee to direct the PTBC to submit a Town Meeting Warrant Article to request funding for the design of the next two schools (Stratton & Thompson) in order that the committee may be prepared to respond to any procedural changes from the School Building Assistance Bureau**. VOTE: Unanimous

NEXT MEETING

- Review of financial spreadsheets for Hardy & Peirce – M. Thrope
- Discussion of PTBC reorganization
- Review of suggestions/recommendations from Mr. Madonia
- Lighting issues – Joshua Roth

APPROVAL OF MINUTES

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve the Minutes of the July 25, 2000, PTBC meeting**. VOTE: Unanimous

ROBBINS LIBRARY INVOICES

On a **MOTION** by Mr. Cole and seconded, it was VOTED to **approve the following invoices from Philip Windsor for work on the patio rails at the Robbins Library:**

1. \$567.50; 2. \$642.50; 3. \$550.00

ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting adjourned at 10:40 p.m.

Respectfully submitted,

Marie Carroll